

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A TIRE STORE IN A C-4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 2922 PIKE AVENUE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Mr. Jorge Zendejar, 1900 Arrowhead Drive, North Little Rock, AR 72118, seeking a conditional use of land located at 2922 Pike Avenue to allow a tire store, which application was duly considered and approved (7 affirmative votes, 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof, held on March 10, 2015.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That a conditional use is approved for a tire store in a C-4 zone for the subject real property located at 2922 Pike Avenue in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lots 3 and 4, Block 10, Twin City Addition to the City of North Little Rock, Pulaski County, Arkansas. (See Exhibits "A" and "B" attached hereto.)

SECTION 2: That this conditional use shall be subject to the following:

- (a) Applicant/owner shall meet all applicable Federal, State, County and City requirements and codes.
- (b) Hours of operation – 7:00 a.m. – 7:00 p.m., Monday – Saturday.
- (c) Discarded tires to be stored in a dry, securable area of the primary structure. No outside, open-air storage of discarded tires is allowed.
- (d) Up to thirty (30) tires for sale may be displayed outside under a non-permeable cover during business hours. This is considered temporary tire storage. Tires shall be kept neat and organized, preferable in metal racks. Temporary outside displayed tires for sale shall be kept a maximum of ten (10) feet from the primary structure.
- (e) Tires shall be isolated from other stores materials that may create hazardous products if there is a fire including, but not limited to, lead acid batteries, fuel tanks, solvent barrels and pesticide containers.
- (f) Store no more than 100 tires per 1,500 square feet of inside storage space .
- (g) Tire retailer shall schedule regular pick-up of tires by a licensed carrier to avoid excessive amounts of tires stored on the property.

- (h) Vehicles are only to be repaired/maintained inside the building.
- (i) Business license to be issued after Planning Staff confirmation of requirements.
- (j) Applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional/Special Use and/or loss of Business License and/or removal of Electric Power Meter.

SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4: That the provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: It is hereby found and determined that a tire store as described herein is compatible with other businesses in the area and that the conditional use of the above-described land is immediately necessary in order to insure the proper and orderly growth and development of this land and of the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare, THEREFORE, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

Alderman Debi Ross

Mayor Joe A. Smith

SPONSOR:

ATTEST:

C. Jason Carter, City Attorney

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	11 56	A.M.		P.M.
By	C. Jason Carter			
DATE	3-17-15			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	Whitbey			

Conditional Use # 136



Ortho Map

Date: 1/22/2015

Map is not to survey accuracy

Conditional Use # 136



Zoning Map

1 inch = 200 feet

0 50 100 200 300 400 Feet

EXHIBIT

"B"



Date: 1/22/2015

Map is not to survey accuracy